

## Emails regarding scoping request for Girvan Distillery

**From:** Chris Edwards [mailto:chris.edwards@mclh.co.uk]  
**Sent:** 10 January 2019 18:14  
**To:** Horwill, Ben  
**Cc:** Sam Cameron  
**Subject:** RE: Wm Grant and Sons - Curragh Phase 5 Development - EIA Scoping Request (19/SCO/01)

Ben,

Thanks for your swift response.

Please find attached our amended supporting statement, which now contains further information.

We trust this now provides the required level of detail.

Please let me know if you require any further information.

Bets Regards

Chris

**Chris Edwards** | Operations Manager | McLaughlin & Harvey Construction Ltd  
t: +44141 848 8000 | m: +447976 340 493 | w: [www.mclh.co.uk](http://www.mclh.co.uk)

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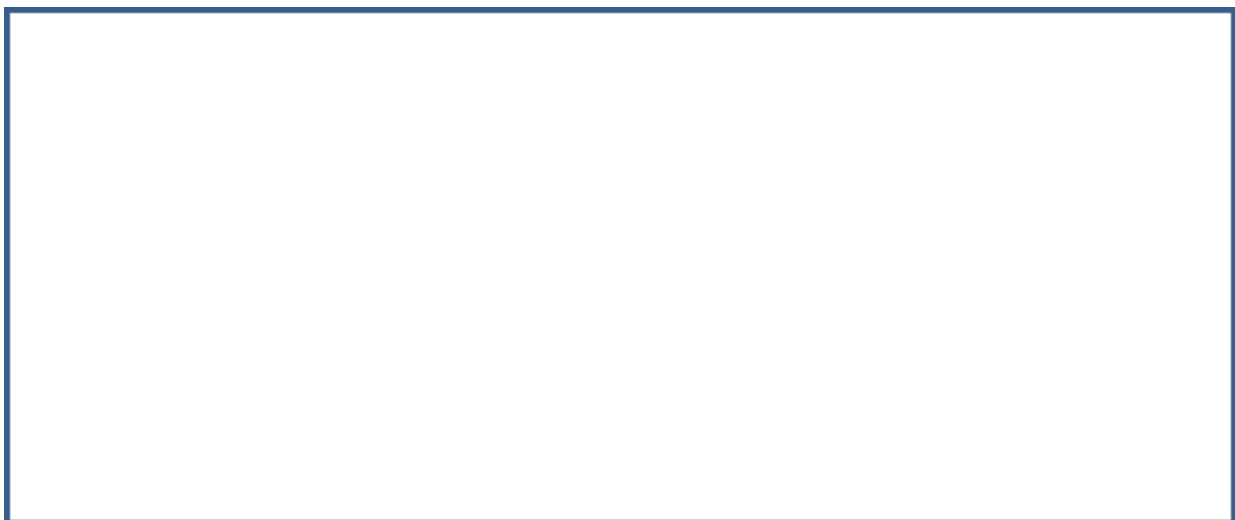
**From:** Horwill, Ben  
**Sent:** 09 January 2019 10:42  
**To:** Chris Edwards  
**Subject:** RE: Wm Grant and Sons - Curragh Phase 5 Development - EIA Scoping Request (19/SCO/01)

**Our ref: 19/SCO/01**

Dear Mr Edwards,

Thank you for your Scoping Request per your email below of last night.

The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 make the following provision under Part 4:



Your Supporting Statement provides a helpful synopsis contextualising the background to and the extent of the proposal, and a broad account of the primary mitigation features built-in to the proposal. However, being mindful of the wording of Regulation 17(2)(b), I feel that the Statement may benefit from an explicit account of the proposal's

'likely significant effects on the environment'. Such an account would be useful in illustrating and framing both the relevance of, and the response to, those likely significant effects that the built-in mitigating aspects of the proposal comprise.

In this connection, it would also be helpful if the Supporting Statement could state the developer's understanding as to the EIA Schedule (and category therein) that the proposal qualifies under; and how the proposal's scale relates to the applicable thresholds that govern the Schedule/category concerned.

I would be grateful to receive your updated Supporting Statement by reply at your earliest convenience in order that I can commence mandatory consultations as part of the Scoping Opinion process in a timeous manner.

Thank you for your time and attention to these matters. Should you wish to discuss any points further please do not hesitate to contact me.

Kind regards  
Ben Horwill

Ben Horwill | Planner | Place Directorate | [ben.horwill@south-ayrshire.gov.uk](mailto:ben.horwill@south-ayrshire.gov.uk) | (01292) 616103 | Burns House,  
Burns Statue Square, Ayr, KA7 1UT | [www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

**From:** Planning Development  
**Sent:** 09 January 2019 08:46  
**To:** Horwill, Ben  
**Subject:** FW: Wm Grant and Sons - Curragh Phase 5 Development - Scoping study request

**From:** Chris Edwards [<mailto:chris.edwards@mclh.co.uk>]  
**Sent:** 08 January 2019 18:01  
**To:** Planning Development  
**Cc:** David Hogg ([hogg.d2@sky.com](mailto:hogg.d2@sky.com)); Sam Cameron  
**Subject:** Wm Grant and Sons - Curragh Phase 5 Development - Scoping study request

To Whom it may concern,

Further to previous meetings and discussions with Austin Cooke and others we have, on behalf of William Grant and Sons Distillers Limited, now made a Pre-Application submission in relation to the proposed Phase 5 Development at the former Curragh Farm near Girvan.

We now hereby request a Scoping Study to establish the parameters for the Environmental Statement which will support the full planning application and enclose the following to outline the proposals:

1. Supporting Statement
2. Copies of the following drawings:
  - a. PL (0) 001 Location Plan and Site Boundaries
  - b. PL (0) 002 Proposed Site location Plan
  - c. PL (0) 003 Proposed Site Layout Cross Sections
  - d. PL (0) 021 Typical General Arrangements
  - e. PL (0) 031 Typical Elevations
  - f. PL (0) 041 Typical Warehouse Building Sections
  - g. PL (2) 001 Typical Roof Plan

We trust that this is sufficient to allow you to prepare the appropriate response but if you require any further information please do not hesitate to contact me.

Yours faithfully

Chris

**Chris Edwards** | Operations Manager | McLaughlin & Harvey Construction Ltd  
t: +44141 848 8000 | m: +447976 340 493 | w: [www.mclh.co.uk](http://www.mclh.co.uk)

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## **William Grant and Sons Distillers Limited**

### **Proposed Planning Application for Phase 5 of the Curragh Development near Girvan**

#### **Girvan site**

The William Grants and Sons Distillery is located to the North of Girvan, and comprises of a series of buildings. These various buildings are used to produce, distil, store and distribute their products. The distillery complex is accessed via the B741 off the main A77. The Distillery covers an area of land from the B741 access road in the South, to 'the Curragh' to the North and from the former Ladywell Farm in the East to the A77 in the West.

#### **Proposal**

The proposal for the Curragh Phase 5 warehouse expansion comprises of the construction of 18 new warehouses within the circa 89ha site. This proposed development of maturation warehouses is being phased over a long construction period, which could be upwards of 15 years

#### **Curragh Site History**

The current Curragh site covers an area of approximately 48 ha and lies to the north of the distillery complex. Planning Permission reference 11/01426/APPM was granted on 28 February 2012 for the erection of 29 No. Class 6 storage warehouse units with associated access, infrastructure and landscaping on part of land, previously known as Curragh Farm, to the north of Grangestone Industrial Estate near Girvan. This was subject to a Non-Material Variation for minor adjustments to floor levels and associated external levels, which was granted on 15<sup>th</sup> January 2013

Each warehouse consisted of 5000m<sup>2</sup> floor area in two cells of 2500m<sup>2</sup>. Following the construction of a number of units the layout of the warehouses was adapted to multiples of 1000m<sup>2</sup> cells, necessitating revisions to the overall site layout and this was approved in revised planning permissions 14/00950/APP dated 8 August 2014 and 14/01227/APPM dated 21 November 2014.

The intention was to develop the approved scheme in four distinct phases over a number of years and, in agreement with South Ayrshire Council (SAC), the imposed planning conditions have been discharged prior to the commencement of each phase.

At the start of the project it was anticipated that the build period would extend to 2038. In the interim, the success of the William Grant brands in the global market, coupled with the expansion of the Girvan facility, has resulted in an increased market share and production to meet future demands. The development of additional capabilities at the Girvan site has resulted in the production of whisky from a third whisky distillery, adding further demand for stock storage on-site. Furthermore, William Grant Distillers provides services to a number of other spirits companies, which includes the production and storage of new make spirit on their behalf. The success of this division of the business has resulted in additional contracted volume remaining at the Girvan site for the period of its maturation. These successes have resulted in an accelerated programme of

construction of the approved scheme and the anticipated completion of the current Curragh development is now 2019.

### **Curragh Phase 5**

William Grant and Sons Distillers Limited now need to consider the ongoing requirement for increased warehouse space to sustain production and efficiency at the Girvan distillery. Consequently, they intend to start a process of consultations and discussions with SAC Planning Department, statutory authorities and the wider public in the preparation of a planning application for approximately 160,000m<sup>2</sup> of Class 6 warehousing, in multiples of 8,000m<sup>2</sup> units, on a further area of the land in their ownership, formerly known as Curragh Farm. The submitted plans outline the proposed layout of these additional warehouses, which are now estimated to be constructed over the fifteen years between 2020 and 2035

The further development of this area will extend existing connectivity with the distillery and current warehousing while minimising the impact on the surrounding area, particularly in terms of visual impact and traffic. While traffic management shall, principally be controlled via the site's gatehouse at the B741.

The scale of the warehouse buildings, which will be of a similar design to those already constructed at the Curragh, would be reduced by implementing an earthworks strategy to achieve a cut and fill balance within any one phase of the new development. This will be subject to the suitability of the underlying ground conditions. However, the formation of construction platforms at different levels will allow the buildings to be set down into the landscape to minimise the impact on distant views while achieving a cut/fill balance will minimise construction off-site traffic movements.

The works will also involve a drainage strategy to address catchment from the area beyond the proposed site; surface water run off within the site plus attenuation of surface water discharge into and diversion of an existing watercourse.

The proposals will be developed further for the formal planning application in response to consultations and investigations and will include landscaping proposals, however, the preliminary concept proposals are attached.

### **Environmental Considerations**

The proposals consist of the construction of Class 6 storage warehouses for the maturation of distilled spirit similar to those constructed in earlier stages of the Curragh Development. Previous applications included an Environmental Impact Assessment as part of the formal planning application and would be the intention to submit one with the formal application for this project.

The scope of the EIA is anticipated to be similar to that for the previous applications and as such the outline proposals accompanying this submission incorporate measures to address these. The issues to be addressed by the EIA are anticipated to be as follows:

- Construction and Methodology
- Landscaping and Visual Impact
- Flooding and Drainage
- Ecological Impact Assessment
- Cultural Heritage
- Traffic and Transport

The EIA will include proposed environmental commitments / mitigation measures designed to overcome any adverse impacts identified in response to surveys/consultations. The current proposals include the following:

### **Construction and Methodology**

The development construction will be phased over a fifteen year time period. The phasing sequence will be outlined in the formal planning application and the detailed design will reflect the phasing strategy. The earthworks strategy will be developed to achieve a cut and fill balance within any one phase, thus minimising material off site and consequential traffic movements.

The construction of the warehouses will be similar to those currently being built out at the Curragh under planning permission 14/01227/APPM as indicated in the submitted drawings.

### **Landscape and Visual Impact**

The existing landscape is open agricultural land with no significant vegetation. As with the remainder of the Curragh development the landscaping proposals will be developed to make good the loss of vegetation, linking with existing trees and hedges to enhance ecological value and maintain the field patterns around the development.

The topography of surrounding hills plus the disused railway embankment adjacent to the A77 has shielded much of the current Curragh development from distant viewpoints and the warehouses now proposed have been sited to reflect the contours of the site. The earthworks strategy will be developed, subject to suitability of underlying ground conditions, to determine working platforms for each warehouse. The formation of construction platforms at different levels will allow the buildings to be set down into the landscape to similarly minimise the impact on distant views.

## **Flooding and Drainage**

The drainage strategy will be developed to recognise the greenfield runoff from the existing site and surrounding area while addressing the impact of development by the adoption of a SUDS scheme. This will consist of a system of underground drainage and surface attenuation ponds in consultation with SEPA. The scheme will ensure that should there be a spill or leak of contaminants the system the system may be isolated until such time that they can be treated, thereby protecting the existing watercourse.

As a consequence of the proposed phasing a sequence of incremental culverting and diversion of the existing watercourse will be implemented as the site is developed.

## **Ecological Impact Assessment**

Based on the experience at the current Curragh Development it is anticipated that various ecological surveys will be required and the appropriate mitigating measures adopted to minimise the impact off the development.

Subject to SNH agreement it is anticipated that surveys will be required for the following:

- Badger
- Bats
- Breeding Birds

## **Cultural Heritage**

Previous phases of the Curragh area have involved archaeological investigations prior to the commencement of any construction. It is the intention to appoint an approved Contractor to conduct a cultural heritage impact assessment for submission with the planning application. This is anticipated to include an initial desktop study and trial trench evaluation as deemed appropriate.

## **Transport**

The proposed warehouse will be used to store newly distilled spirit over the maturation period (minimum period is 3 years) and is therefore unlikely to generate any significant increase in traffic onto the wider road network.

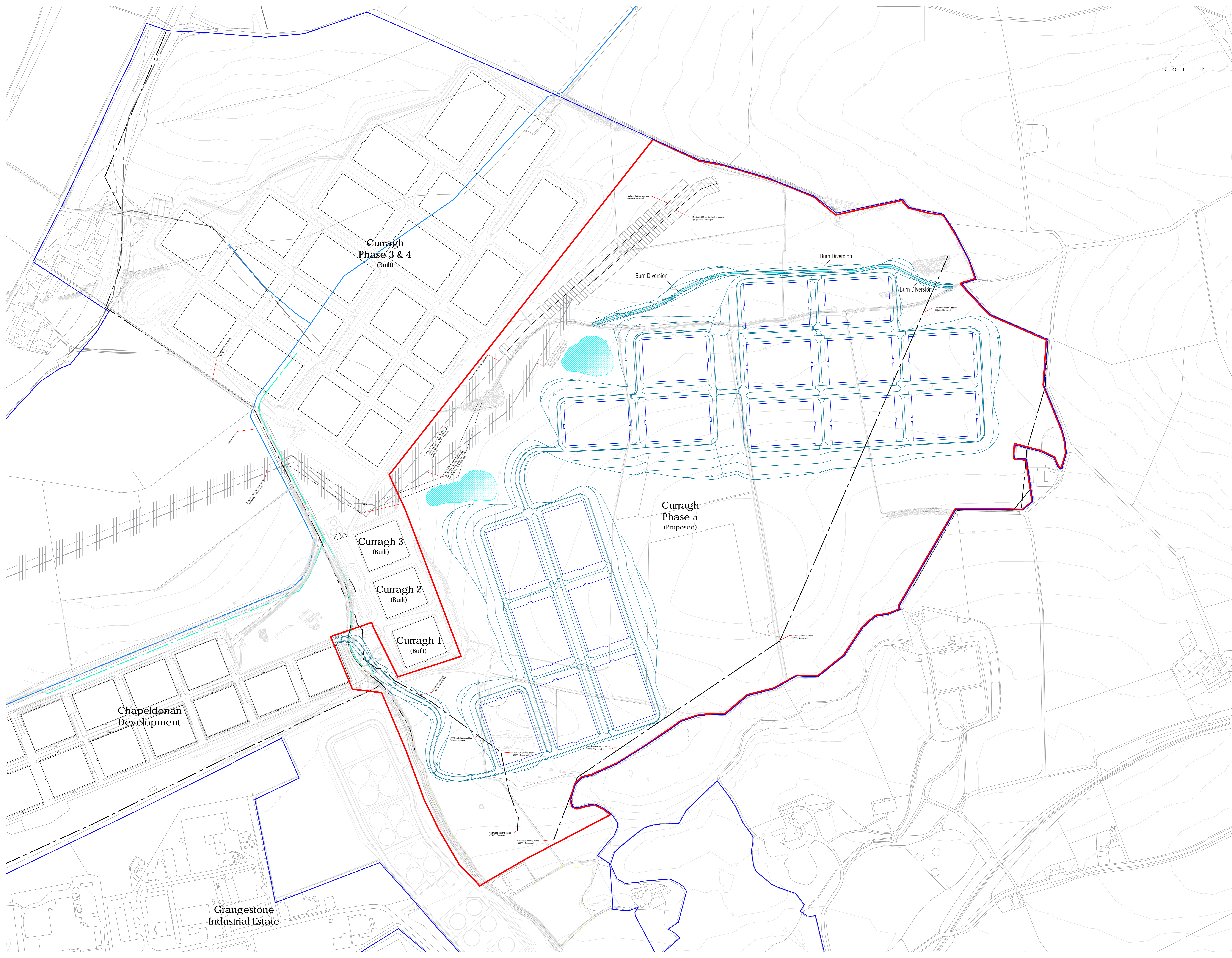
The main access arrangements to the site from the B741 will not change as a result of the proposed development. The proposed development will extend existing connectivity with the distillery and current warehousing while minimising the impact on the surrounding area, minimising the number of external vehicle trips.

## **Consultation**

Following receipt of the Scoping Study, the proposals will be further developed in response to consultations with third parties such as HSE, SNH, SEPA, etc. and an EIA prepared for submission with the formal planning application.

Prior to the submission of the planning application a Public Consultation Meeting will be held to allow the public an opportunity for the public to comment on the proposals.





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**Notes:**  
 The existing ground level information for the site was obtained from a site survey conducted in July 2016.  
 Ground level information with the sewerage boundary has been taken from OS Mastermap 3D information. This has a vertical accuracy of +/- 2 metres.  
 Contour intervals are 0.5 metres for both existing ground level information and proposed design level information.

- Ownership Boundary
- Planning Application Boundary
- Attenuation Pond (Indicative size only)

Rev	Description	Date	By
1	Final Issue	05.12.2018	LF

**McLaughlin & Harvey**  
**technical services**  
 Heathfield House, Phoenix Crescent,  
 Straughtycroft Business Park, Bellshill,  
 ML4 3NJ  
 T: 0141 848 8000 F: 0141 848 8001

Status: **PLANNING**

Client: **William Grant & Sons Distillers Ltd.**

Project Title: **Curragh Development Girvan, Phase 5**

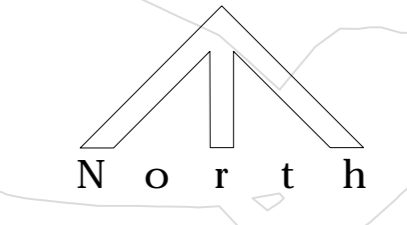
Drawing Title: **Phase 5 - Location Plan**

Scale	Date
1:2000 @ A0	05/12/2018
Drawn by: LF	Checked by: CE
Job Code: 16046	Drawing No: PL(0-1001)



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**Notes:**  
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 For other topographic information, please refer to the site survey completed in July 2018.  
 Ground level information is shown with the existing boundary. The level shown is the mean of 20 observations. This has a vertical accuracy of +/- 2 metres.  
 Contour intervals are 5 metres for both existing ground level information and proposed design level information.



- Ownership Boundary
- Planning Application Boundary
- Attenuation Pond (indicative size only)

Rev	Description	Date	By
1	Final Issue	05.12.2018	LF

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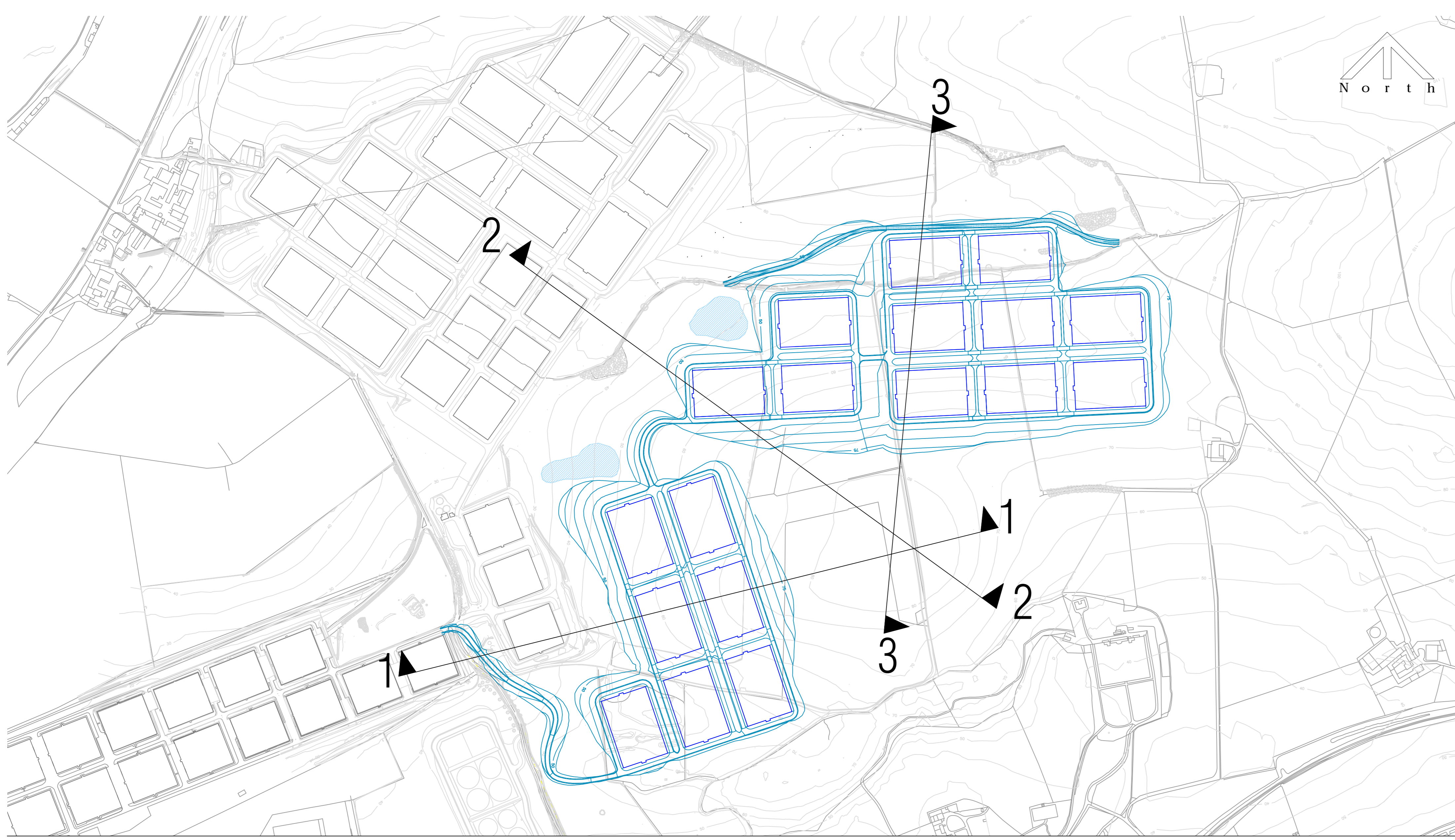
Status: **PLANNING**

Client: **William Grant & Sons Distillers Ltd.**

Project Title: **Curagh Development Curvan, Phase 5**

Drawing Title: **Phase 5 - Proposed Site Layout Plan**

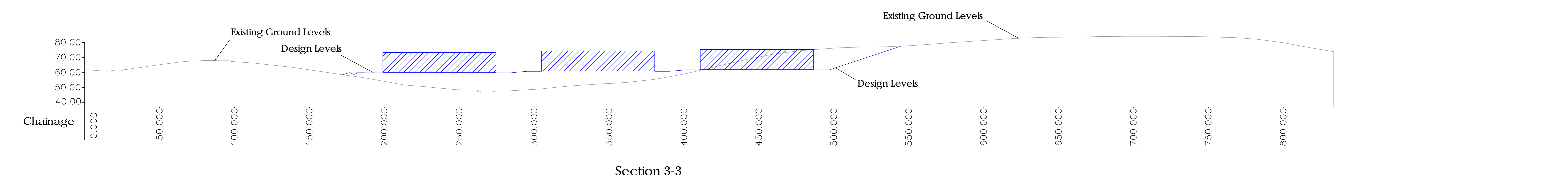
Scale: <b>1:1250 @ A0</b>	Date: <b>05/12/2018</b>
Drawn by: <b>LF</b>	Checked by: <b>CE</b>
Approved by: <b>CE</b>	Rev: <b>-</b>
Job Code: <b>16046</b>	Drawing No: <b>PL(0)-002</b>



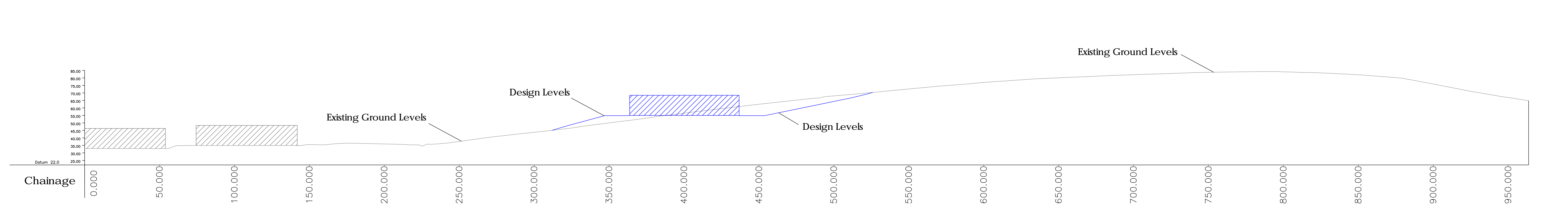
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**Notes:**  
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 Ground level information is shown to a vertical accuracy of +/- 0.2 metres.  
 Contour intervals are 0.5 metres for both existing ground level information and proposed design level information.

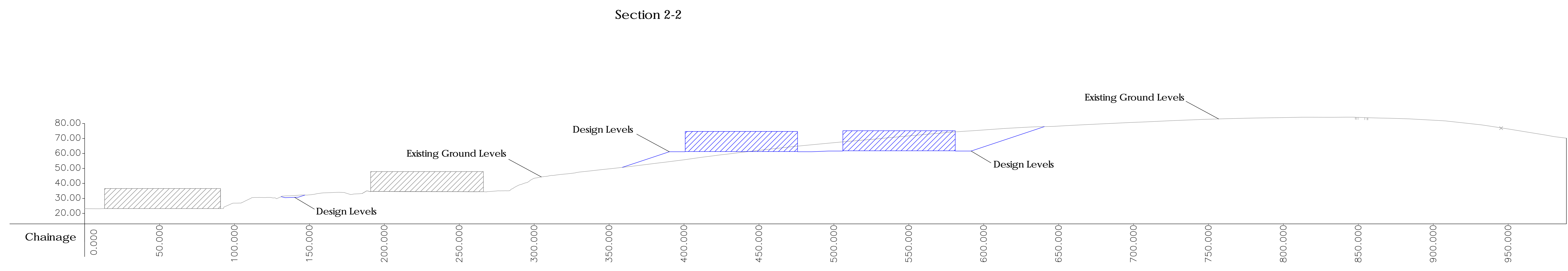
Cross Section Location Plan - Scale 1:4000



Section 3-3



Section 2-2



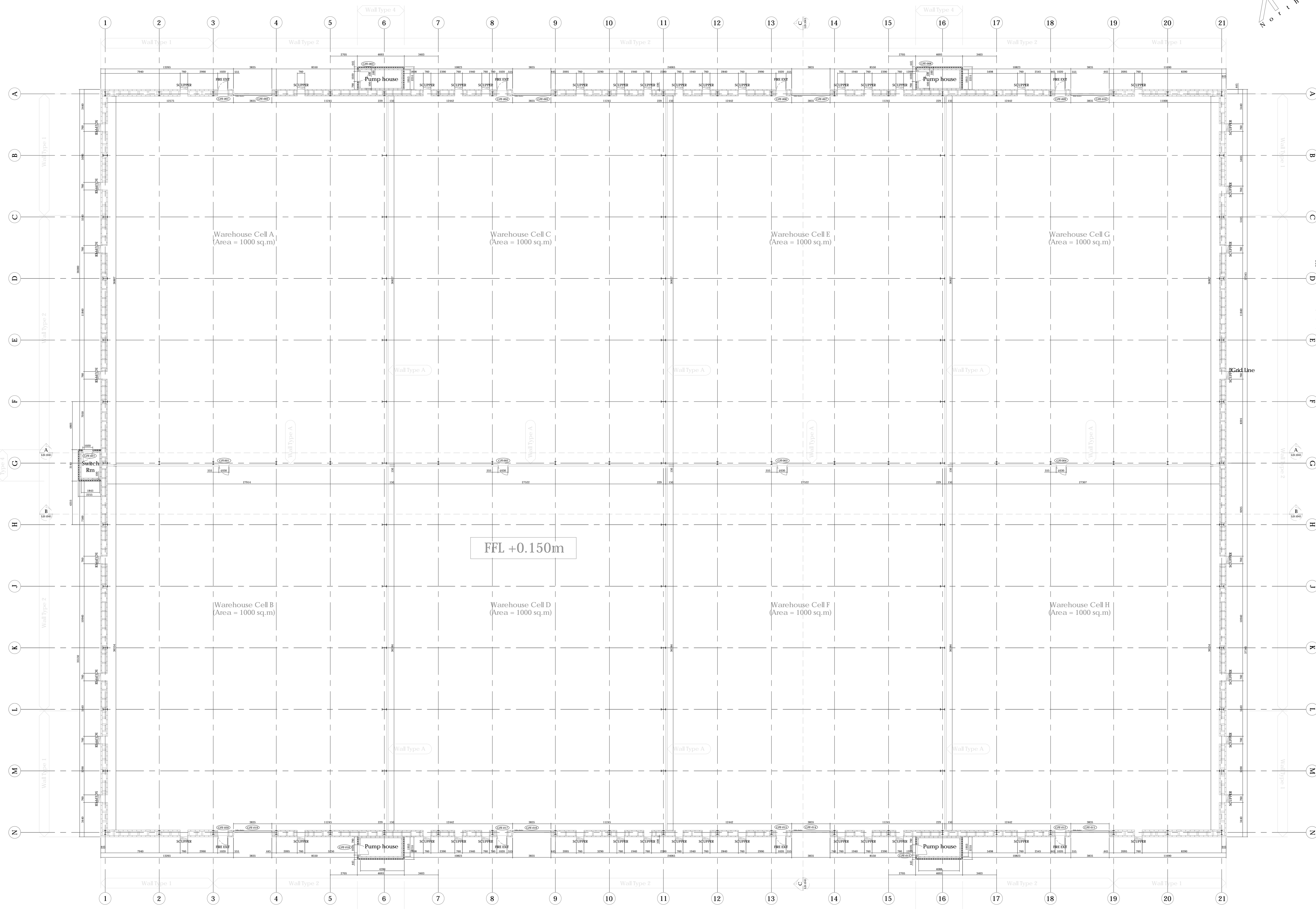
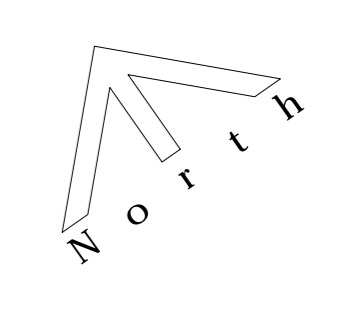
Section 1-1

<b>McLaughlin &amp; Harvey</b> <b>technical services</b> Heathfield House, Phoenix Crescent, Strathclyde Business Park, Bellshill, ML4 3NU T: 0141 848 8000 F: 0141 848 8001	
<b>PLANNING</b>	
<b>Client</b> William Grant & Sons Distillers Ltd.	
<b>Project Title</b> Curragh Development Girvan, Phase 5	
<b>Drawing Title</b> Phase 5 - Proposed Site Layout Cross Sections	
<b>Scale</b> 1:1000 @ A0	<b>Date</b> 05/12/2018
<b>Drawn by</b> LF	<b>Checked by</b> CE
<b>Job Code</b> 16046	<b>Drawing No.</b> PL(0)-003
<b>Requested by</b> CE	<b>Rev.</b> -

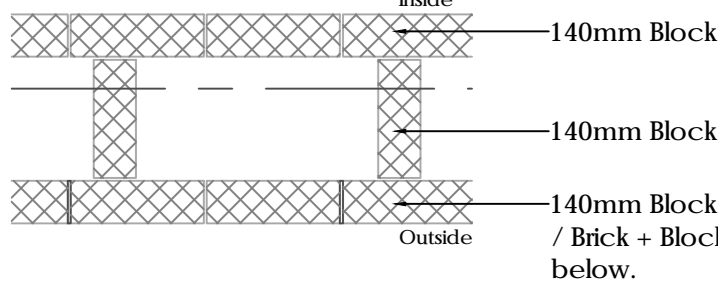
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Notes:  
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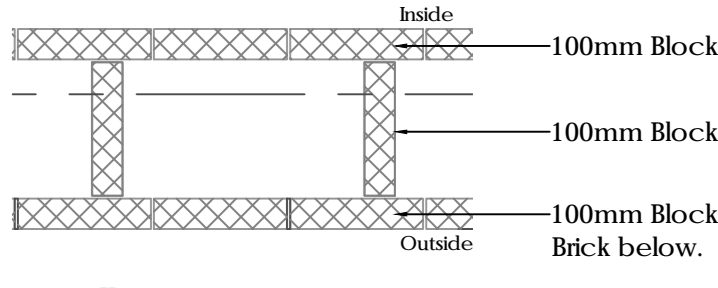
This drawing to be read in conjunction with McLaughlin & Harvey drawings L0-001 to L0-077.



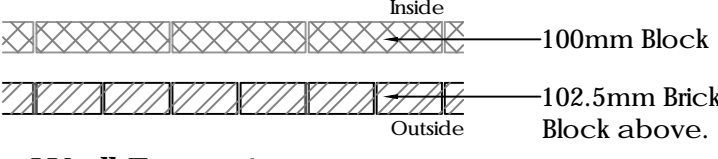
**Typical Wall Types:**  
 Note:  
 External wall types to consist of facing brick base course with a block / render finish above.  
 Dimensions indicate masonry wall thickness prior to render finish.



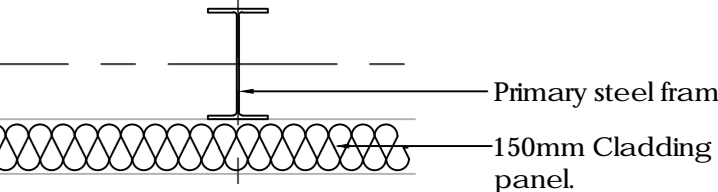
**Wall Type 1**  
 Diaphragm wall with facing brick base course below outer leaf backed with 100mm block to create seating for 140mm block above.



**Wall Type 2**  
 Diaphragm wall with facing brick base course below outer leaf.



**Wall Type 4**  
 Cavity wall with facing brick base course indicated. Block located above.



**Wall Type A**  
 Internal full height 120 minute compartment wall between Warehouse Cells.

Rev	Description	Date	By
1	First Issue	05.12.2018	LP

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 PAISLEY  
 PA3 2RE  
 T: 0141 848 8000 F: 0141 848 8001

Client: **William Grant & Sons Distillers Ltd.**

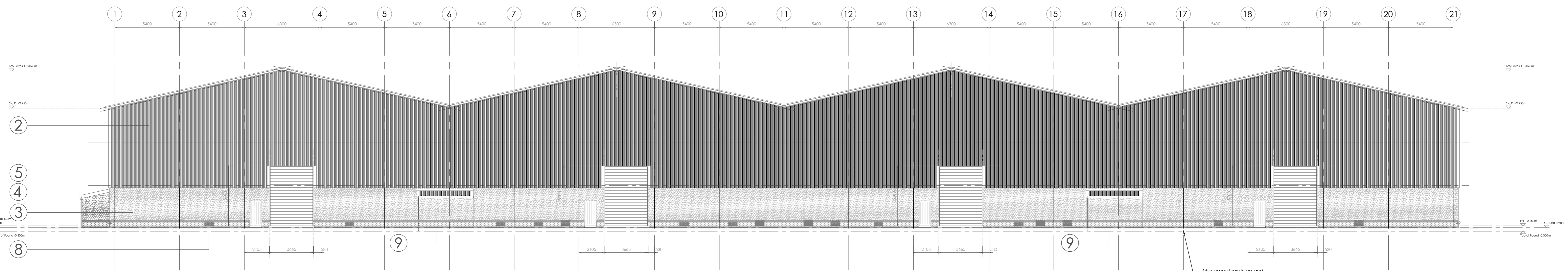
Project Title: **Curragh Development Girvan, Phase 5**

Drawing Title: **PHASE 5 - Typical Level 0 General Arrangement Plan**

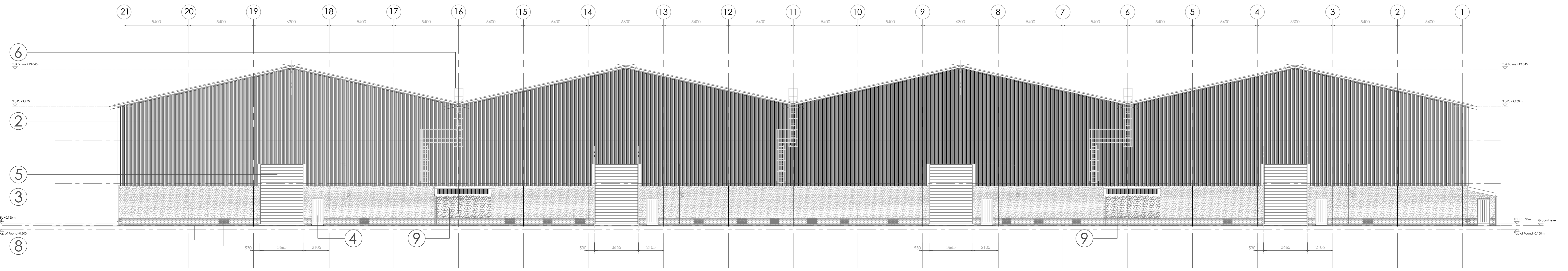
Scale	Date
1:125 @ A0	05/12/2018
Drawn by: LP	Checked by: CE
Approved by: CE	
Job Code: 16046	Drawing No: PL(0)-021
Rev: -	

TYPICAL GENERAL ARRANGEMENT - Level 0 GA Plan

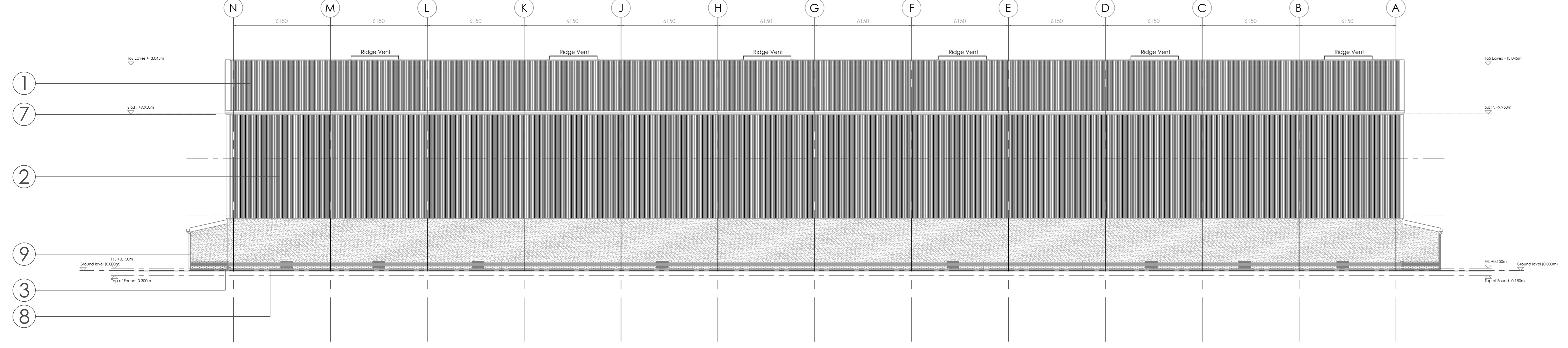
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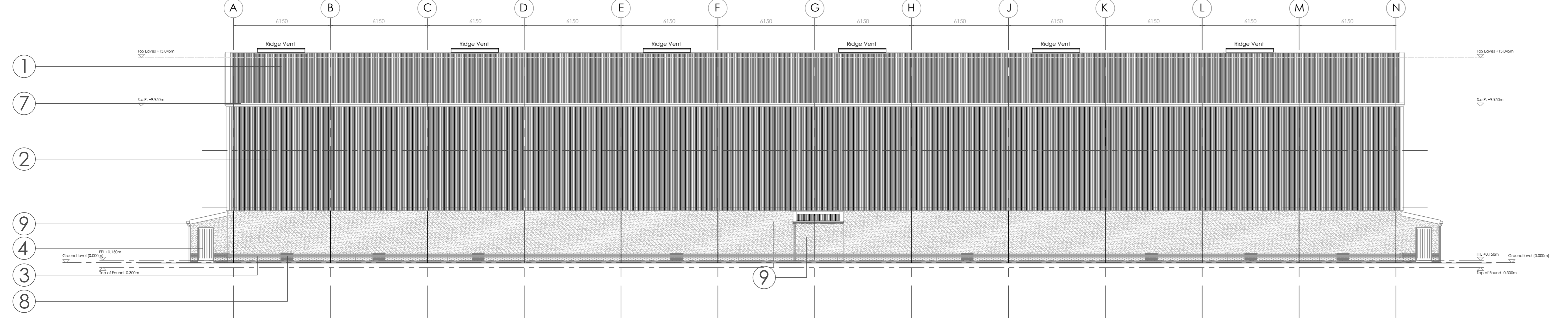
Elevation 1



Elevation 2



Elevation 3



Elevation 4

1. Roof cladding :  
TATA Trisomet 333 40mm thick insulated roof panel Colour : Olive Green BS 12 B 27 on galvanised purlins of appropriate cts. all on steel rafters set at required pitch. Include for 6 no. penthouse type ridge ventilators to each roof. Cladding & fixings to be designed to comply with BS5399.
2. Wall cladding :  
NON FIRE RATED  
TATA R40 single skin metal profile sheet.  
Colour : Olive Green BS 12 B 27  
Cladding & fixings to be designed to comply with BS5399.
3. External wall :  
Wall Types 1 & 2  
19 mm thick dry dash render finish on to diaphragm wall construction. Blockwork thickness varies between 100 mm & 140 mm thick at locations shown on plan. Stainless steel wall ties as per S.E. information. Dpc's located a min. 150mm above adjacent ground level. Note : facing brick outer leaf up to 450 mm above FFL.
4. External exit doors :  
All external exit / access doors being single metal doors of 1.2 mm thick mild steel skins. Inner and outer skins formed to a box section with internal stud bracing. Doors frames being set in 1.6 mm thick zinc plated mild steel double rebated frames, complete with seals and aluminium threshold bar. Where doors are classed as fire exit full width panic bar to be fitted. And due to Customs requirements an indicator attachment is required to identify when a door has been unlawfully opened. Where access is required from outside doors to be provided with cylinder lock and thumbturn. Doors being factory finished colour : Poppy Red BS 04 E 53.
5. Service Roller Shutter :  
Provide 8 no non-insulated manually operated roller shutter doors to warehouse size 3500 mm wide by 5000 mm high consisting of 19 mm wide galvanised steel loth being self colour.
6. Roof access :  
Provide permanent roof access via external ladder located where shown constructed to comply with BS 5395 Part 3 1985. Plus a visible warning sign A2.4 of BS 5378 Part 3 1982. Safe means of travel to roof provided by proprietary mansafe fall arrest system consisting of 8 mm dia stainless steel cable anchored to roof via bracket system. Used in conjunction with full body harness and twin inertia reels by maintenance operatives. Note : ladder structure to begin 2.5 m from ground level and client to provide loose 'demountable' ladder to gain access to roof. Those achieving restricted access to roof.
7. Gutters :  
Provide eaves gutter system and valley gutter consisting of 2 mm thick aluminium profiled to suit. Being joggle jointed and fully sealed. Supported on 50 mm wide gutter straps @ 500 mm cts. All necessary fittings / detail to avoid sacrificial corrosion.
8. Scupper units :  
Provide 48 no. ventilation scupper units to be built into brick dado wall.
9. Sprinkler Room & Switch Room wall :  
See wall type 4 noted above.

Rev	Description	Date	By
1	First issue.	05/12/2018	LF

**McLaughlin & Harvey**  
 technical services  
 Heathfield House, Phoenix Crescent,  
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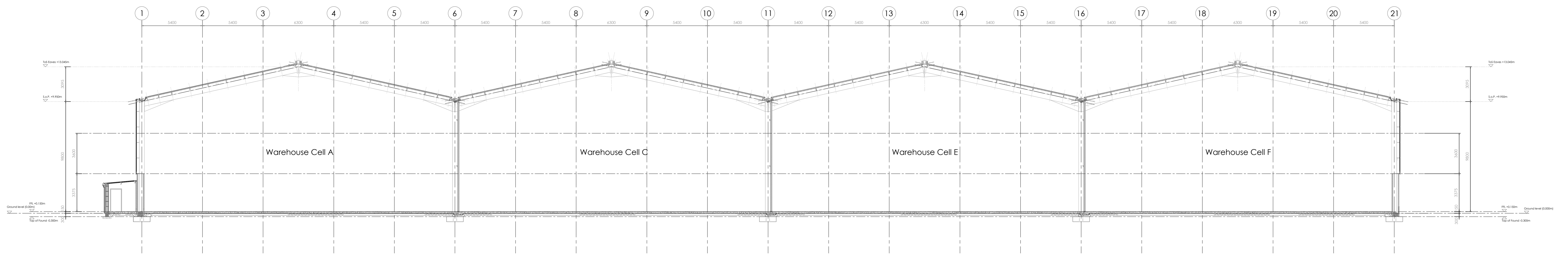
Status: **PLANNING**

Client: **William Grant & Sons Distillers Ltd.**

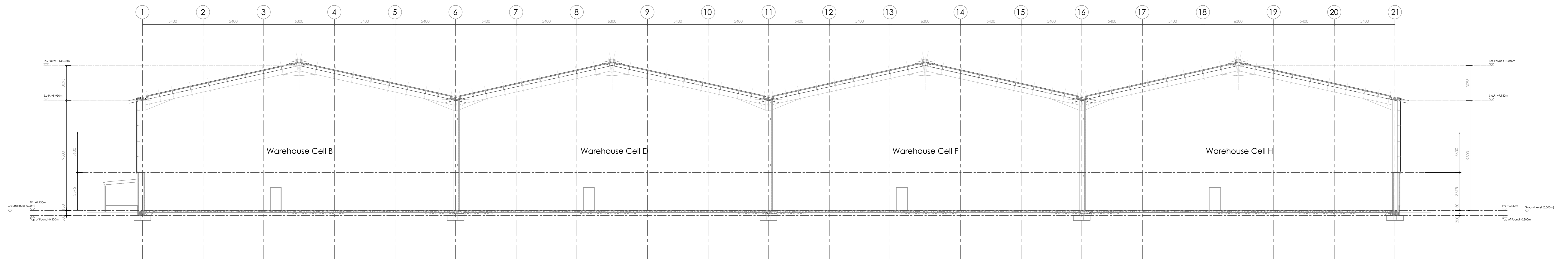
Project Title: **Curragh Development  
 Girvan, Phase 5**

Drawing Title: **Phase 5 - Typical Elevations**

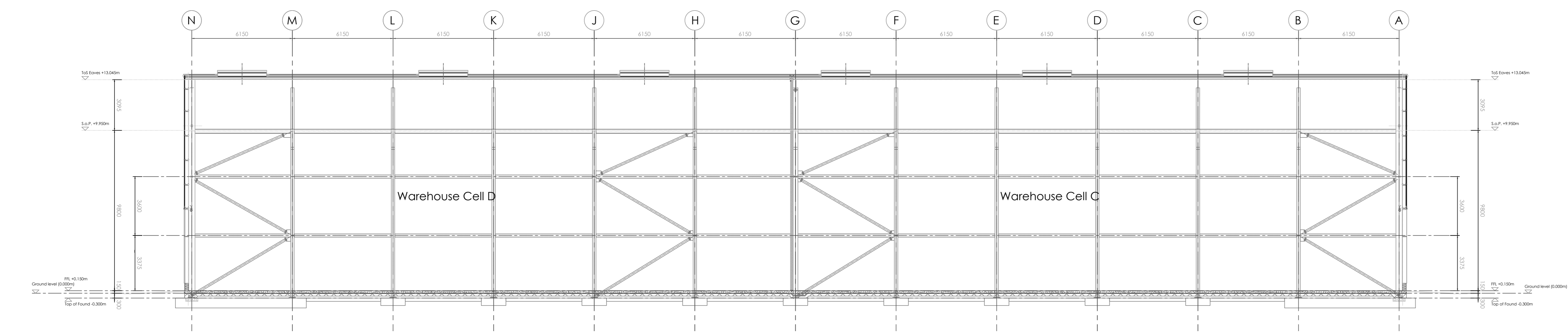
Scale	Date
1:125 @ A0	05/12/2018
Drawn by	Checked by
LF	CE
Approved by	Rev.
16046	PL(0-1031)



Section A-A (viewing grid line F)



Section B-B (viewing grid line G)



Section C-C (viewing grid line 13)

GENERAL ARRANGEMENT - Proposed Building Sections

Scale 1:125

Rev	Description	Date	By
1	First issue	05.12.2018	LF

**MCH** McLaughlin & Harvey  
 technical services  
 Heathfield House, Phoenix Crescent,  
 Strathclyde Business Park, Bellshill  
 ML4 3NJ  
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Status: **PLANNING**

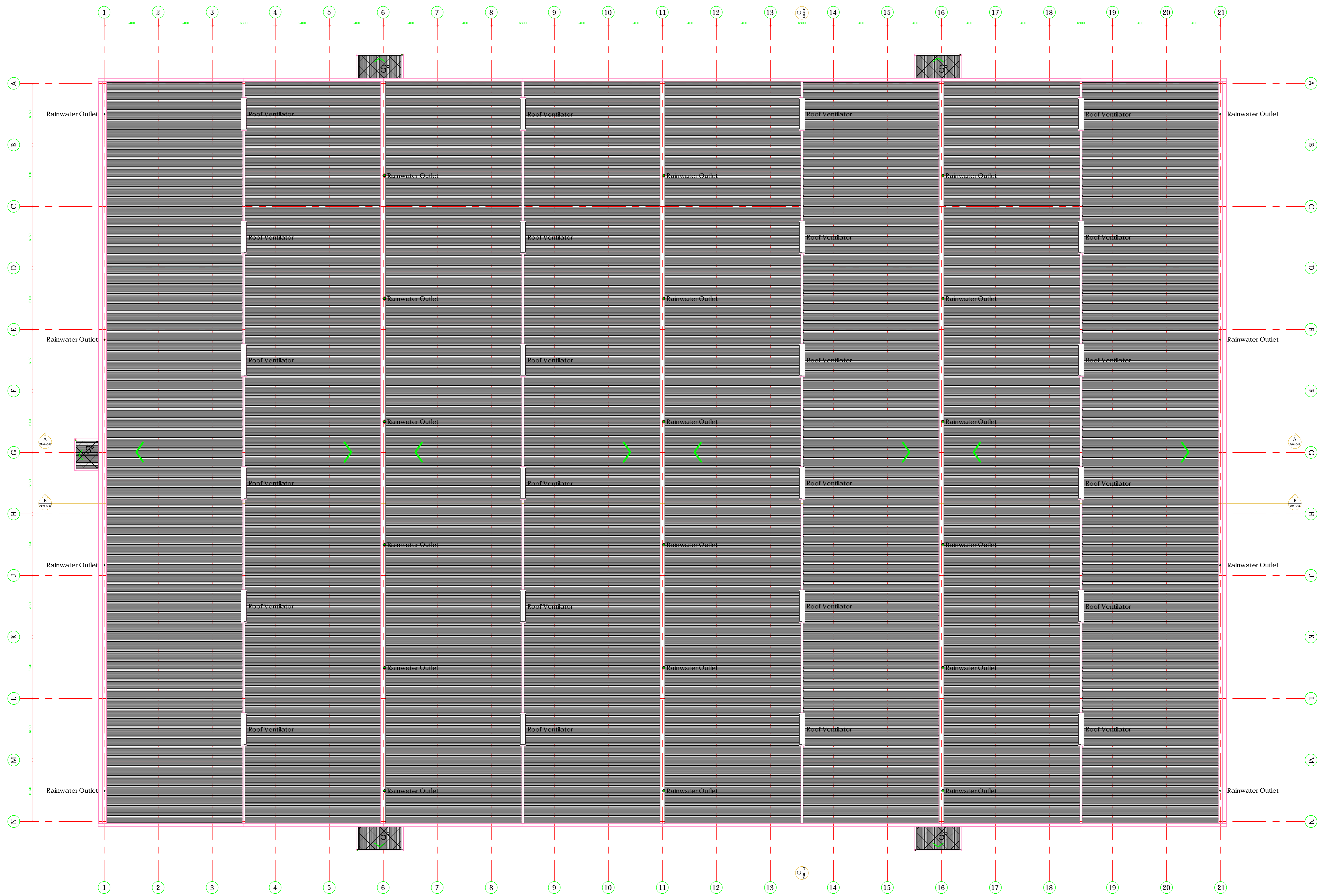
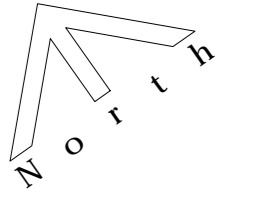
Client: **William Grant & Sons Distillers Ltd.**

Project Title: **Curragh Development Girvan, Phase 5**

Drawing Title: **Phase 5 - Typical Warehouse Building Sections**

Scale	1:125 @ A0	Date	05/12/2018
Drawn by	LF	Checked by	CE
Job Code	16046	Drawing No.	PL(0-1041)

All Original - Do not scale - If in doubt ask  
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 Notes:  
 All dimensions shown are in millimeters unless otherwise noted.



- Legend**
- Roof cladding : 333 40mm thick TATA Thomet insulated roof panel Colour : Olive Green BS 12 B 27 on galvanneal purlins at appropriate cts. all on steel rafters set at required pitch. Include for 6 no. penthouse type ridge ventilators to each roof by Mackledge. 2m long x 305mm wide. Cladding & fixings to be designed to comply with BS8999.
  - TATA R40 profiled single skin plastic leathergrain coated roof cladding panel colour Olive Green BS 12 B 27 to match the wall cladding. 5 degree roof pitch.

Rev	Description	Date	By
1st issue		05.12.2018	LF

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Status: **PLANNING**

Client: **William Grant & Sons Distillers Ltd.**

Project Title: **Curragh Development Girvan, Phase 5**

Drawing Title: **Phase 5 - General Arrangement - Typical Roof Plan**

Scale	Date
1:125 @ A0	05/12/2018
Drawn by: LF	Checked by: CE
Approved by: CE	
Job Code: 16046	Drawing No: PL(2)-001
	Rev: -

GENERAL ARRANGEMENT - Typical Roof Plan

Scale 1:125